127.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,000 / 711,000
					USE VALUE:	711,000 / 711,000
					ASSESSED:	711,000 / 711,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		MT. VERNON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS JOSHUA &
Owner 2:	METZLER CHRISTINE &
Owner 3:	LEDOGAR KATE ELLEN
Street 1:	31 TRULL ST
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02145 Type:

PREVIOUS OWNER

Owner 1:	FITZPATRICK KATHLEEN -
Owner 2:	-
Street 1:	23 MT VERNON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .065 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Vinyl Exterior and 1936 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2818.000	393,100		317,900	711,000
Total Card	0.065	393,100		317,900	711,000
Total Parcel	0.065	393,100		317,900	711,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 367.25 /Parcel: 367.25

Legal Description

User Acct

81583

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date

11/13/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Assess'd Value	Notes	Date
2022	104	FV	393,100	0	2,818.	317,900	711,000		Year end	12/23/2021
2021	104	FV	374,400	0	2,818.	317,900	692,300		Year End Roll	12/10/2020
2020	104	FV	374,400	0	2,818.	317,900	692,300	692,300	Year End Roll	12/18/2019
2019	104	FV	306,600	0	2,818.	317,900	624,500	624,500	Year End Roll	1/3/2019
2016	104	FV	287,400	0	2,818.	236,100	523,500	523,500	Year End	1/4/2016
2015	104	FV	239,500	0	2,818.	204,300	443,800	443,800	Year End Roll	12/11/2014
2014	104	FV	239,500	0	2,818.	197,500	437,000	437,000	Year End Roll	12/16/2013
2013	104	FV	247,300	0	2,818.	188,000	435,300	435,300		12/13/2012

198111

PRINT

Date	Time
12/30/21	09:39:11

LAST REV

Date	Time
09/23/21	10:43:24
mmcmakin	
9811	

USER DEFINED

Prior Id # 1:	81583
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZPATRICK KAT	65482-253		6/4/2015		612,000	No	No		
MC GAHAN DEBRA	36952-326		11/6/2002		460,000	No	No		
MCGEOGHEAN EDWA	28515-389		4/30/1998		230,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2013	569	Redo Bat	6,850	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/23/2021	Mail Update	MM	Mary M
3/29/2018	Other Change	DGM	D Mann
6/14/2013	Info Fm Pmt	EMK	Ellen K
11/13/2008	Meas/Inspect	163	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2818		Sq. Ft.	Site		0	70.	1.61	8			Frontag	-10					317,860						317,900	

Total AC/HA:	0.06469	Total SF/SM:	2818	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	317,860	Spl Credit		Total:	317,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.19235539
Const Adj.:	0.99989998
Adj $ / SQ:	202.680
Other Features:	102750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569764
Depreciation:	176627
Depreciated Total:	393137

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	8	BRs:	4	Baths:	2	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

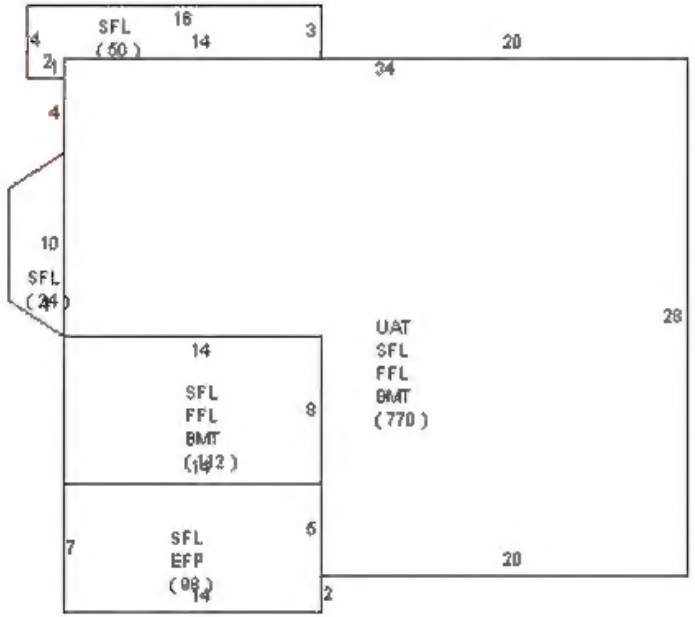
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	202.68
Special Features:	0	Val/Su Net:	126.44
Final Total:	393100	Val/Su SzAd	203.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,054	202.680	213,625
BMT	Basement	882	60.800	53,629
FFL	First Floor	882	202.680	178,764
UAT	Upper Attic	193	81.070	15,606
EFP	Enclos Porch	98	55.000	5,390
	Net Sketched Area:	3,109	Total:	467,014
Size Ad	1936	Gross Area	3686	FinArea 1936

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

127.0-0001-0015.0

More:	N	Total Yard Items:		Total Special Features:		Total:	